

# TO LET

**11a, 13a & 15 Station Road  
Yate  
Bristol  
BS37 5HT**

Two retail units with storage building and yard to the rear



# Location

Yate is an established centre in South Gloucestershire, approx. 5 miles north of Junctions 18 and 19 of the M4 motorway with easy access to Bristol city centre via the Avon ring road and M32

The properties are located on Station Road, a high street and main route through Yate.

Yate Town Centre is approximately one mile away and provides an extensive range of facilities with Yate railway station and the Park & Ride within walking distance.



**M4**



**5 miles**

**Yate**



**0.5 miles**

**Bristol**



**10 miles**

# Accommodation

## Retail premises

The property comprises two new self-contained retail units fronting Station Road. The units each have glazed frontage, open plan retail area and WC facilities.

## Storage premises

To the rear of the retail units and accessed via a shared access lane from Station Road is a workshop / warehouse unit with a secure yard area.

## Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability in advance of any acquisition.

## Special Note

Dependent upon the proposed use the Landlord reserves the right to impose an hours of operation (normal working hours) restriction to protect the amenity of the adjoining residential occupiers.

Area	Sq ft	Sq m
<b>Retail premises</b>		
Unit 11a	420	39
Unit 13a	413	38
<b>TOTAL</b>	<b>833</b>	<b>77</b>
<b>Storage premises</b>		
Warehouse/workshop	930	89.44

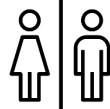
**High street frontage**



**Power**



**WC facilities**



**Onsite parking**



**Light industrial & distribution**



**Bus Stop**



**Railway station**



# Planning | Rates | EPC | Terms

## Planning

We are advised that the retail units have planning consent for Class E use.

The rear workshop/storage premises has consent for light industrial and distribution uses.

Any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council - Tel: 01454 868004 / [www.southglos.gov.uk](http://www.southglos.gov.uk)

## Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The properties are offered by way of new full repairing and insuring lease for a term of years to be negotiated to incorporate regular upward only rent reviews.

The lease will be drafted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

Consideration will be given to the letting of the properties separately with terms available upon request.

## Rent

£40,000 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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**AK Ref:** AJR/SC/100532

**Date:** December 2024

**Subject to Contract**

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

